

QA-597
216 Evans Avenue
Grasonville, Queen Anne's County

Constructed 1904
Private

Located in the town of Grasonville on a road that connects two major public roads, Rt. 50/301 and Rt. 18, the house exemplifies the modest dwellings erected on subdivided lots in the early twentieth-century town. Although the form of the two-story, three-bay, side-gable frame house is intact, few original details and finishes remain. A one-story addition appears to be of much later date. There are no outbuildings on the site.

Built in 1904, the house reflects a period of growth and development in the town of Grasonville, then known as Winchester. The use of the house as a rental property for much of the twentieth century may have helped fulfill the need in town for worker housing.

7. Description

Inventory No. QA-597

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

Located in the town of Grasonville on a road that connects two major public roads, Rt. 50/301 and Rt. 18, the house exemplifies the modest dwellings erected on subdivided lots in the early twentieth-century town. Although the form of the two-story, three-bay, side-gable frame house is intact, few original details and finishes remain. A one-story addition appears to be of much later date. There are no outbuildings on the site.

Exterior

The house stands on a 10,000 square foot, level, grassy lot with scattered mature shade trees. It is set back approximately fifty feet from Evans Road with a post and rail fence along the front of the lot just inside a shallow drainage ditch that lines the road. A gravel driveway extends from the street along the north side of the house to a new house located approximately 100 yards behind 216 Evans Road. A gravel area on the north side of the house provides parking, and an overgrown, empty lot forms the southern boundary of the house.

The house consists of a two-story, side-gable, frame structure with a single-pile, one-room plan and a later, one-story rear addition that is slightly wider than the house. The foundation material is not visible because metal sheets pressed to look like rusticated stone cover the foundation. The main block is clad in wood shingles that cover the original wood weatherboard siding (visible in the attic). The gable roof is clad with standing seam metal roofing that covers the original wood shingles (also visible in the attic). The overhanging eaves are open, but the rafter tails are not exposed. A three-bay frame porch with a shed roof extends across the full width of the façade. The porch roof is clad in asphalt shingles and is supported on square wood posts; scroll-sawn cut-out railings adorn the porch which has a poured concrete floor. The ceiling of the porch is plywood with furring strips applied in a lattice pattern.

The symmetrically composed three-bay façade (west elevation) of the main block contains two windows set on either side of the center door on the first story. Two windows pierce the second story and are placed above the first story windows. The door trim is flat with a beaded outer edge on the uprights. The wood door features six horizontal panels topped by three horizontal glass lights. A glass and metal storm door covers the door. The first floor window trim is flat with an outer, cove-shaped molding. The second floor window trim appears to include original wood sills replaced flat trim moldings. The windows are one-over-one, double-hung wood sashes with metal storm windows on the first floor and one-over-one, double-hung vinyl sashes and storm windows on the second floor. Non-functional plank shutters frame each façade window. The fascia and corner boards are plain wood pieces.

The north and south elevations (gable ends) of the main block contain no openings and are clad in wood shingles. Only the second story of the east elevation (rear) remains exposed above the rear addition. It holds two windows similar in size, placement and trim to the second story facade windows but without shutters. This side of the main block is clad with Texture 111 faux vertical board siding.

The rear addition, set on a cinderblock foundation, incorporates an inset porch in its southeast corner. The entire addition is covered with a shed roof clad in asphalt shingles. The addition is clad in Texture 111 faux vertical board siding with plain corner boards. The north and east elevations have single, centered one-over-one double-hung vinyl windows with plain flat wood trim. Under the porch, the recessed portion of the east wall incorporates a smaller, one-over-one double hung vinyl window with narrow flat wood trim. The back entrance is located under the porch on the south wall and contains a single-leaf, vinyl door with nine small lights over two panels. The porch has a square wood corner post and a poured concrete floor. The south elevation of the addition has no window.

Interior

The interior of the main block has no visible original finishes, although the stair may remain in its original location. The single room on the first floor features vinyl tile flooring, faux wood paneling on the walls, and an acoustical-tile ceiling. All interior doors consist of replacement flush, hollow-core doors. The south wall of the room contains the kitchen components including counters, cupboards, a sink and appliances. A door in the south side of the east wall opens into the bathroom that is located in the addition, and a double-width opening on the north end of the wall opens into the main room of the addition. An open staircase with a winder near the top

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates 1904

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary Statement of Significance

Built in 1904, the house reflects a period of growth and development in the town of Grasonville, then known as Winchester. The use of the house as a rental property for much of the twentieth-century may have helped fulfill the need in town for worker housing.

Historical Narrative

Located south of Winchester Creek and along the road from Queenstown to Kent Island Narrows, Grasonville was known as Ford's Store in the mid-nineteenth century. A Civil War era map shows a schoolhouse, Methodist Protestant Church, a store and post office owned by W.F. Ford, and eight houses and undesignated buildings in this location. The 1877 *Illustrated Atlas* identified the town as "Winchester P.O.," but referred to the town as Ford's Store in its list of patrons. In the late nineteenth century, the town continued to grow. The number of stores, schools and residences increased, and the growing population included a merchant, a farmer, an oysterman, and a teacher—all occupations that continued to be central to the town for the next half century.¹ In the late nineteenth century, the Queen Anne Railroad Company constructed a line from Love Point to Denton. The close proximity of the railroad to Winchester, necessitated in part by the need to run south of Winchester Creek, encouraged the development of the town to the north. In 1905, the Maryland, Delaware & Virginia Railroad was formed; it absorbed the Queen Anne Railroad Company.²

In the early twentieth century, the establishment of the railroad and the growth of maritime industries contributed to a period of expansion in Winchester. The house at 216 Evans Avenue—and Evans Avenue itself—reflects this period of growth. The 1904 USGS map of Winchester (the name was officially changed in 1902) shows the development of streets branching off of the main road; one of these streets is Evans Avenue (not named on the map), which extends from the main road to the railroad line north of the town.³ The chain of title could not be pursued prior to 1936, thus the 1904 construction date given in current tax records could not be confirmed. However, early twentieth-century USGS and Maryland Geodetic Survey maps show a number of houses along the road in the area of 216 Evans Avenue. In addition, despite few original details and finishes, the form and style of the house is consistent with an early twentieth-century date.

By act of the Maryland state legislature in 1921, the town of Winchester became Grasonville, named for Queen Anne's County native son, William Grason, the 28th governor of Maryland (1838-1842). Walter Jewell and his brother Carey were heavily involved with the

¹ J.G. Strong's *Map of Queen Anne's County* (n.p.: J.G. Strong, 1866); *An Illustrated Atlas of Kent and Queen Anne Counties, MD* (Philadelphia: Lake, Griffing & Stevenson, 1877).

Charles B. Clark, *The Eastern Shore of Maryland and Virginia, Volume II* (New York: Lewis Historical Publishing Co., Inc., 1950), pp. 883-884.

³ U. S. Geological Survey, St. Michaels, MD Quadrangle (15 Minute Series), 1904.

9. Major Bibliographical References

Inventory No. QA-597

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 0.23 acres
Acreage of historical setting 0.23 acres
Quadrangle name Queenstown

Quadrangle scale: 1:24,000 (7.5 minute)

Verbal boundary description and justification

The property boundary is defined by the current parcel boundaries shown on tax map 58A, grid 22, parcel 301 in Queen Anne's County, Maryland.

11. Form Prepared by

name/title	Kathryn Gettings Smith and Gerald M. Maready, Jr., Architectural Historians		
organization	History Matters, LLC	date	November 16, 2007
street & number	1502 21 st Street, NW, 2 nd Floor	telephone	202-223-8845
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. Q~~A~~597

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extends up the north wall of the room; the steps are fully carpeted. A closet under the stairs, accessed by a door from the main room, features built-in shelves and provides a view of the underside of the steps. The stair is constructed of circular sawn wood with cut nails and displays evidence of previous lath and plaster finishes.

The second floor contains two small bedrooms accessed by a small rear hallway. The floors throughout are covered by wall-to-wall carpeting, the walls are clad in faux wood paneling, the doors are flush hollow-core doors, and the ceilings are textured. An attic access panel is located in the ceiling of the south bedroom near the gable end wall. In addition to showing the original wood weatherboard cladding and wood shingle roofing, the attic also shows evidence of a removed chimney flue that once ran up the south gable end of the house.

The rear addition incorporates two separate rooms accessed from the main block. The larger, north room is a step-down from the main block floor; it features wall-to-wall carpeting and drywall walls and ceiling. The bathroom, in the south end of the rear addition, contains modern fixtures and finishes.

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development of Grasonville in the first quarter of the twentieth century, and owned the house during that period. Both men were employed by the Maryland, Delaware & Virginia Railroad as station agents.⁴ The Carey brothers bought land in the town and surrounding area, and subdivided the lots for resale. The extent of their land holdings and dealings is indicated by the plat of the "Walter Jewell Addition situate in Grasonville", surveyed in 1924, which laid out nine lots along the state road from Love Point to Centreville; another plat, recorded in 1933, added four lots to the south of the original addition.⁵ The 1937 "Plat of Carey Jewell's Land in Grasonville, Maryland" shows Carey's fourteen-acre property that included thirteen small lots adjacent to a large center lot.⁶

The Jewell brothers acquired more land in Grasonville than illustrated by the three plats, but none of the deeds specifically included the $\frac{3}{4}$ acre lot "improved by a frame dwelling house and garage" that they sold to George and Ruby Eaton Jewell in 1936.⁷ Located on the east side of the road leading from the state road to the railroad tracks, the house may have stood on a larger parcel that Walter and Carey Jewell purchased, then subdivided to its $\frac{3}{4}$ acre size. The two-story, single-pile house and garage were likely occupied by a tenant during Walter and Carey Jewell's ownership of the property. The house may have been occupied by workers in the maritime or clothing industries, which employed many Grasonville residents. By the 1930s, one writer estimated that 90% of the men and boys in the town were watermen. Shortly before World War I, B.F. Miller started a clothing factory--the Perfect Garment Company employed many women of the area and was still in existence in the 1940s.⁸

It seems unlikely that George and Ruby Jewell lived in the 216 Evans Avenue house, either. Although George, an oysterman, rented a house in 1910 when the census was taken, by 1920, he owned a home in District 5.⁹ In 1930, George's profession changed to house carpenter, and he continued to own a home.¹⁰ The Evans Avenue property may have been an investment for him, or perhaps a home for one of his two older sons.

George Jewell died in 1972, leaving his estate to his wife Ruby with the provision that, on her death, the estate would go to his youngest son, Thomas Gillis Jewell.¹¹ When he inherited the house in 1975, Thomas G. Jewell lived in Baltimore, and he continued to live there in 1986 when he sold the property to Gene and Mary Hare.

The one-story addition on the east side of the house was likely built while the Hares owned the house; it is not known whether the Hares lived in the house. The addition features modern fixtures and finishes, including vinyl windows and doors. In 2002, when the Hares sold the property to Evans Avenue, LLC, the lot had been reduced from $\frac{3}{4}$ acre to just under $\frac{1}{2}$ acre. Either the Hares or Evans Avenue, LLC removed the garage, which was mentioned in the 1986 deed, but was not on the property when it was surveyed in 2007.

The house is scheduled to be demolished in 2007.

⁴ "World War I," *Ancestry.com*, (The Generations Network, Inc., 2007), accessed June 2007, <http://www.ancestry.com/military/collections.aspx?html=ww1>; 1910 U.S. Population Census, Queen Anne's County, Maryland, District 5, Queenstown, Enumeration District 70, Sheet 7-A (Walter W. Jewell); 1920 U.S. Population Census, Queen Anne's County, Maryland, District 6, Ruthsburg, Enumeration District 82, Sheet 15-A (Carey Jewell).

⁵ Queen Anne's County Land Records, Liber BHT 2, folio 108 (7 July 1924) & Liber BHT 16, folio 55 (4 February 1933).

⁶ Queen Anne's County Land Records, Liber WHC 4A, folio 593 (6 May 1937).

⁷ See attached chain of title for this and other deed references.

⁸ Catherine A. Bishop, "Grasonville," typescript (Queen Anne's County, Md.: n.p. [ca. 1935-1940]). The essay is undated, but the topics of discussion indicate that it was written sometime in the late 1930s; Paul McKnight, ed., *I Remember When...': Folk History of Queen Anne's County* (Chesapeake Publishing Corporation, 1985), p. 46.

⁹ 1920 U.S. Population Census, Queen Anne's County, Maryland, District 5, Queenstown, Enumeration District 80, Sheet 4-B.

¹⁰ 1930 U.S. Population Census, Queen Anne's County, Maryland, District 5, Grasonville, Enumeration District 6, Sheet 17-A.

¹¹ Queen Anne's County Will Book MEW 1, folio 334.

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Chain of Title

- 29 August 2002 Gene Hare & Mary A. Hare to Evans Avenue, LLC (MD LLC)
Liber SM 953, folio 354
21,594 sq. ft.; Aug. 2002 plat attached
- 14 October 1986 Thomas G. Jewell of Baltimore to Gene Hare & Mary A. Hare
Liber MWM 262, folio 962
3/4 acre of land improved by a frame dwelling house & garage; in or near Grasonville on right side
of road leading from state road to Kent Island Narrows, to Railroad Tracks of Baltimore & Eastern
Railroad...
- 10 March 1975 Thomas G. Jewell, personal rep. Of estate of George Jewell, deceased, to Thomas G. Jewell of
Baltimore
Liber CWC 91, folio 572
3/4 acre [same description]; property devised to Thomas G. by George's will MEW1: 334
- 31 August 1936 Walter Jewell & Myrtle B. Jewell, Carey Jewell & Grace King Jewell to George Jewell & Ruby
Eaton Jewell
Liber WHC 3A, folio 427
3/4 acre [same descript.]
- Chain of title could not be continued—no previous instrument in 1936 deed; Walter Jewell
acquired many properties according to QAC Grantee Indexes, but no deeds matched description of
later deeds and Jewell acquired properties to subdivide.

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Continuation Sheet

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Major Bibliographical References

Bishop, Catherine A. "Grasonville." Typescript. Queen Anne's County, Md.: n.p., [ca. 1935-1940].

Clark, Charles B. *The Eastern Shore of Maryland and Virginia, Volume II*. New York: Lewis Historical Publishing Co., Inc., 1950.

An Illustrated Atlas of Kent and Queen Anne Counties, MD. Philadelphia: Lake, Griffing & Stevenson, 1877.

J.G. Strong's Map of Queen Anne's County. N.p.: J.G. Strong, 1866.

McKnight, Paul, ed. *'I Remember When...': Folk History of Queen Anne's County*. Chesapeake Publishing Corporation, 1985.

Queen Anne's County Land Records. Queen Anne's County Courthouse. Centreville, Maryland. Liber BHT 2, folio 108 (7 July 1924). Liber BHT 16, folio 55 (4 February 1933). Liber WHC 4A, folio 593 (6 May 1937).

U. S. Geological Survey. St. Michaels, MD Quadrangle (15 Minute Series), 1904.

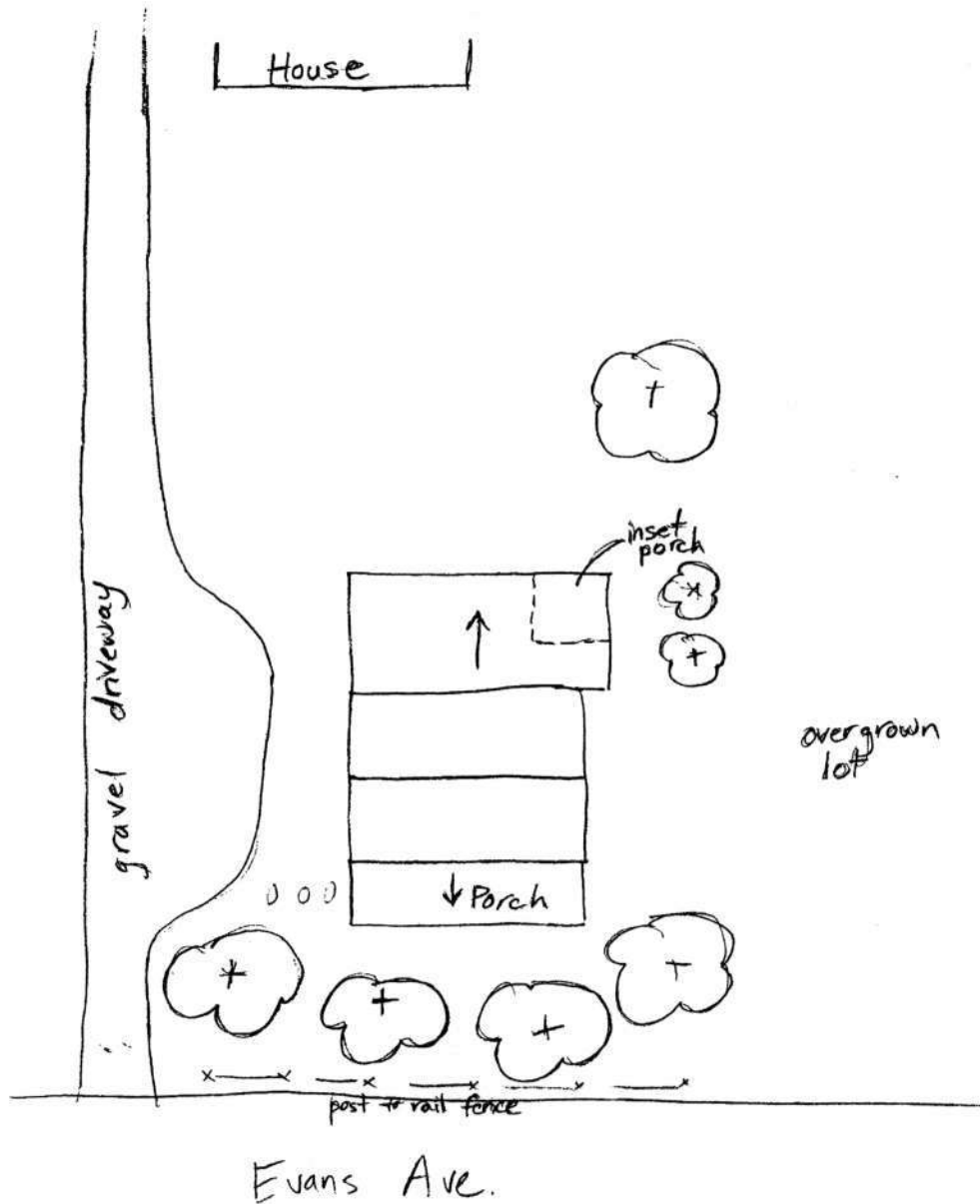
U.S. Population Census, Queen Anne's County, Maryland, 1910-1930.

"World War I." *Ancestry.com*. The Generations Network, Inc., 2007. <<http://www.ancestry.com/military/collections.aspx?html=ww1>>

4/24/07

216 Evans Avenue
Grasonville, MD

N ←

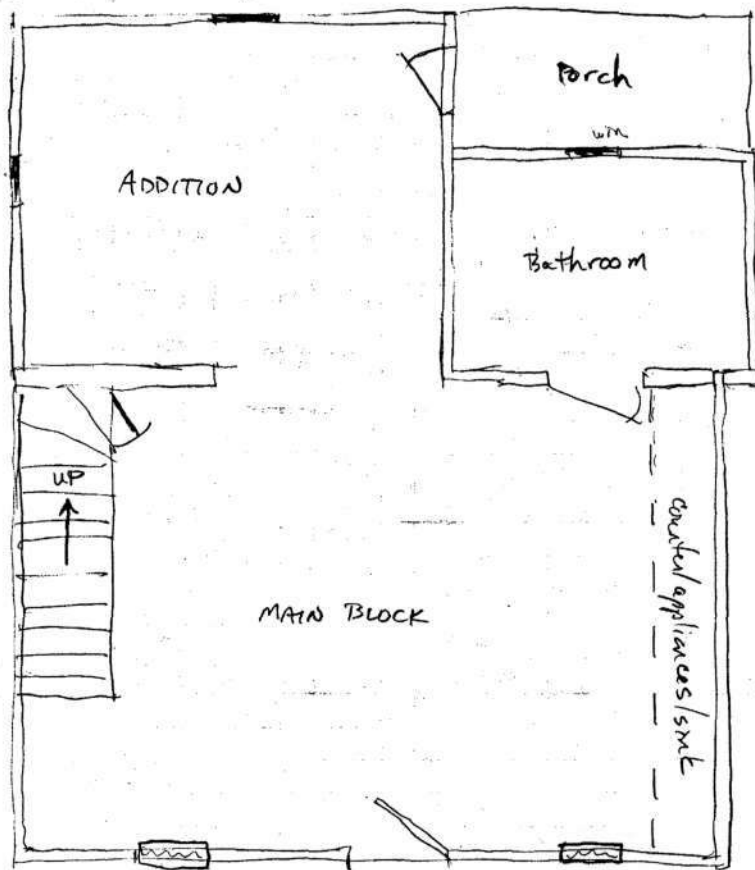


not to scale

Site Plan
QA-597
216 Evans Avenue
Grasonville
Queen Anne's County, Maryland

216 EVANS AVENUE

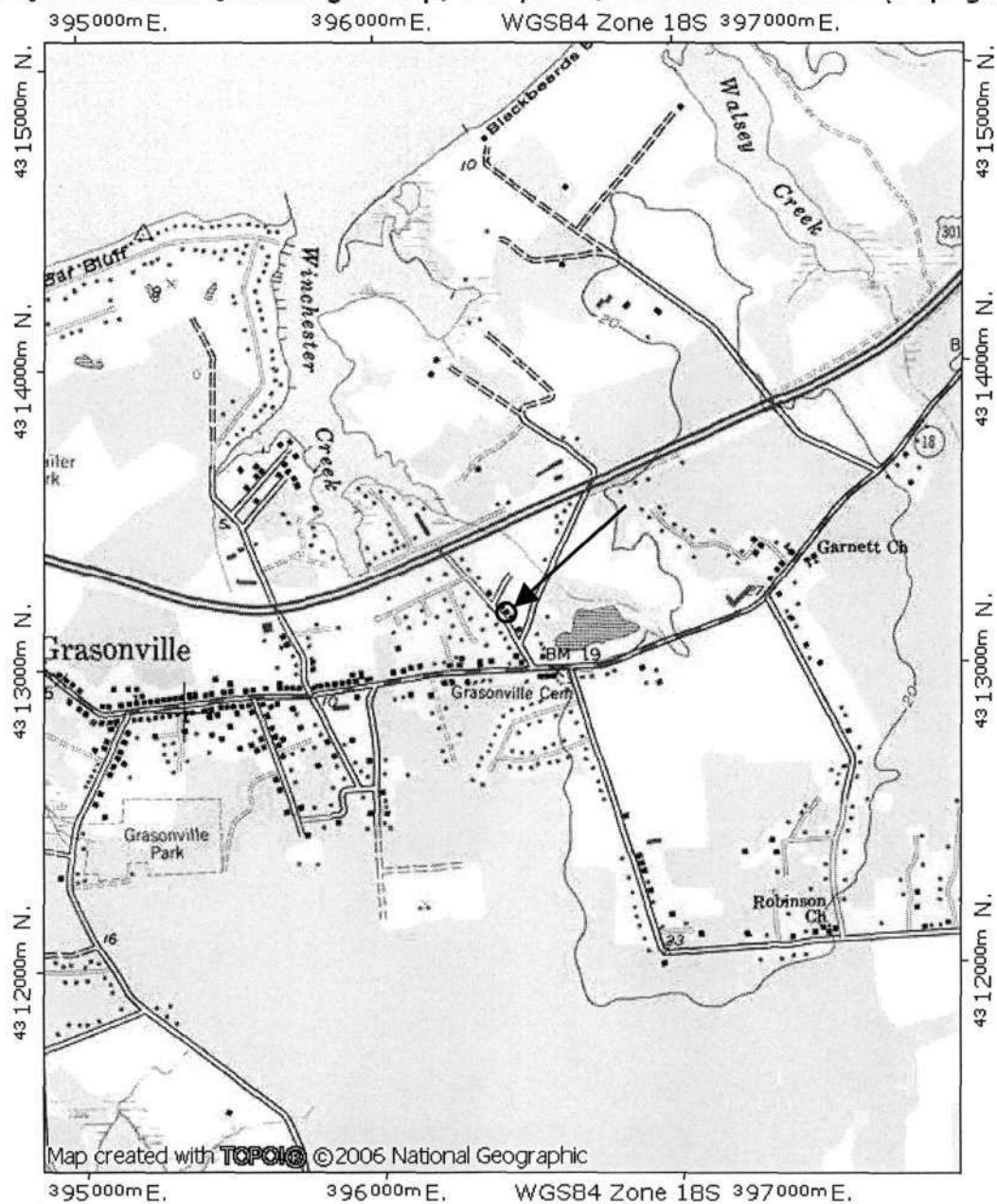
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not to scale

Floor Plan
QA--597
216 Evans Road
Grasonville
Queen Anne's County, Maryland

USGS Queenstown Quadrangle Map, Maryland, 7.5 Minute Series (Topographic)



QA-597
216 Evans Avenue
[center of 3 dots]
Grasonville
Queen Anne's County

0.0 0.5 1.0 miles
 0.0 0.5 1.0 1.5 km

MN ↑ T
 11 1/2°
 05/09/07



QA-597

216 EVANS RD., GRASONVILLE

QUEEN ANNE'S CO., MD

HISTORY MATTERS, LLC

APRIL 2007

MD SHPO

FACADE OF HOUSE - LOOKING SOUTHEAST

1 of 5



QA-597

216 EVANS RD., GRASONVILLE

QUEEN ANNE'S CO., MD

HISTORY MATTERS LLC

APRIL 2007

MD SHPO

SOUTH ELEVATION - LOOKING NORTH

2 of 5



QA-597

216 EVANS RD., GRASONVILLE
QUEEN ANNE'S CO., MD

HISTORY MATTERS LLC

APRIL 2007

MD SHPO

EAST ELEVATION (REAR) - LOOKING WEST

3 of 5



QA-597

216 EVANS RD., GRASONVILLE

QUEEN ANNE'S CO., MD

HISTORY MATTERS LLC

APRIL 2007

MD SHPO

SOUTH ELEVATION - LOOKING NORTH

2 of 5



QA-597

216 EVANS RD., GRASONVILLE

QUEEN ANNE'S CO., MD

HISTORY MATTERS LLC

APRIL 2007

MD SHPO

NORTH ELEVATION

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QA-597

216 EVANS RD., GRASONVILLE
QUEEN ANNE'S CO., MD
HISTORY MATTERS, LLC

4/2007

MD SHPO

INTERIOR- LOOKING NORTHEAST

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